



*You couldn't pick a better place.*

## ZONING BOARD OF ADJUSTMENT

Thursday, May 18, 2023

### AGENDA

**CAUCUS – 7:00 P.M.**  
**MEETING COMMENCEMENT – 7:30 P.M.**

#### **PLEDGE OF ALLEGIANCE**

#### **STATEMENT OF COMPLIANCE WITH THE SUNSHINE LAW**

In accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6, et seq., P.L. 2020, c.11, and/or N.J.A.C. 5:39-1, et seq., and due to the current State of Emergency and/or Public Health Emergency declared by Governor Phil Murphy, and in an effort to prevent further spread of COVID-19, notice of this remote meeting was posted on the Township bulletin board designed for that purpose, mailed to the official newspapers as provided by Township Ordinance, filed with the Municipal Clerk, posted on the entrance to Town Hall, and posted on Department of Community Development's webpage (<https://www.chnj.gov/117/Zoning-Board-of-Adjustment>) at least 48 hours prior to this meeting giving the time, date, location, and log-in/call-in information for this remote meeting, as well as the Zoning Board of Adjustment Secretary's contact information to assist anyone lacking the resources or ability to access this remote meeting.

#### **ROLL CALL**

- Roll Call of Zoning Board Members, Professionals, and Staff
- Swearing in of Professionals

#### **BOARD POLICY**

- It is Board Policy that no Use (d) Variance application will be opened after 10:30 P.M.
- No new testimony will be taken after 11:00 P.M., except at the discretion of the Board.
- **For the Applicant:** Witness and expert testimony will be limited to fifteen minutes. Cross examination will be limited to five minutes. Redirect will be limited to three minutes.
- **For the Public/Objector:** Statement will be limited to five minutes. Witnesses and expert testimony will be limited to fifteen minutes. Questions will be limited to three minutes.
- Please TURN OFF or SILENCE all electronic devices that are not being used in conjunction with the virtual meeting.
- Per Township ordinance, the applicant and all property owners involved in an application for a use 'd' variance or bulk 'c' variance in conjunction with a major site plan or major subdivision (as defined by the New Jersey Municipal Land Use Law) must submit a political contribution disclosure statement. These statements are available to the public upon request.

#### **ADMINISTRATIVE ITEMS**

*Approval of Meeting Minutes from May 4, 2023.*

#### **AGENDA ITEMS**

##### **22-Z-0050**

Block(s) 340.02 Lot 2

Zone: Highway Business (B2)

*Relief Requested: Minor Site Plan with Conditional Use d(3) and Bulk (C) Variances to expand McDonald's single order point drive-through lane into a dual order point drive-through lane along with various parking, site circulation, and signage changes.*

##### **McDonald's USA, LLC**

24 Route 70 West

Cherry Hill, NJ

**23-Z-0003**

Block(s) 285.03 Lot 2

Zone: Shopping Center Business (B3)

*Relief Requested: Site Plan Waiver with a Use d(6) and Bulk (C) Sign Variances to increase the existing tenant space's façade height in order to accommodate an oversized façade sign identifying Total Wine at the Plaza at Cherry Hill shopping center.*

**Cherry Hill Wine and Spirits, Inc. (Total Wine)**

2110 Route 38

Cherry Hill, NJ

**23-Z-0004**

Block(s) 425.01 Lot 16

Zone: Highway Business (B2)

*Relief Requested: Use d(1) Variance to permit a residence on a portion of the second floor of an existing two-story building which also contains a permitted hair salon on the first floor and permanent makeup business on a portion of the second floor.*

**Aisha Payton**

1414 Brace Road

Cherry Hill, NJ

**RESOLUTIONS**

**23-Z-0007**

Block(s) 372.01 Lot 18

Zone: Residential (R2)

*Relief Requested: Bulk (C) Variance to permit to construct a 215 SF second story addition by way of expanding an existing small bedroom into a master bedroom suite with an associated walk-in closet and bathroom that requires side yard setback relief. The proposal also includes converting an existing first floor sunroom into an expanded kitchen and a new 28 SF landing connecting the backyard to the first floor of the house.*

**Marc Silvi**

64 Cooper Avenue

Cherry Hill, NJ

**MEETING ADJOURN**